



**7 Edgar House, Alicia Crescent, Newport.  
NP20 2LG  
£120,000  
Tenure Leasehold**

- MODERN SECOND FLOOR APARTMENT
- REDROW BUILT RIVERSIDE DEVELOPMENT
- CONVENIENT LOCATION CLOSE TO NEWPORT CITY CENTRE
- IDEAL PURCHASE FOR FIRST TIME BUYER
- ENTRANCE HALL
- OPEN PLAN LOUNGE/KITCHEN/DINER WITH JULIETTE BALCONY
- DOUBLE BEDROOM WITH WARDROBES
- BATHROOM
- ALLOCATED PARKING
- VIEWING RECOMMENDED

A modern Redrow built apartment situated on the this popular riverside development close to Newport City Centre and it's host of amenities.

The property offers ideal accommodation for a first time buyer described as follows:

A communal hall with security door provides access to all floors.

An entrance hall benefits from storage and airing cupboards leading to the open plan Lounge/Kitchen/Diner with built in appliances, feature corner windows with Juliette balcony.

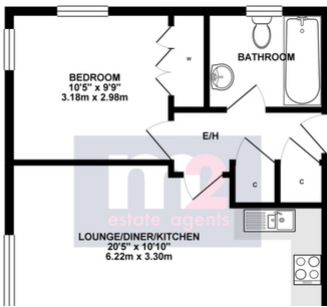
The double bedroom benefits from built in wardrobes and is served by the bathroom with shower over bath.

Outside: to the rear an allocated parking space

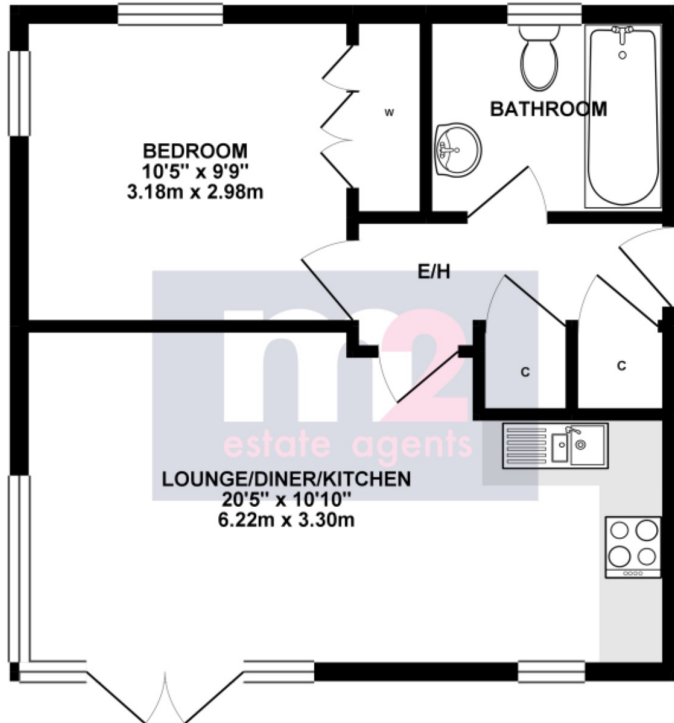
Lease Details: 109 years remaining, ground rent £55 payable every 6 months, service charge £817 payable every 6 months.

Services:

Council Tax Band:

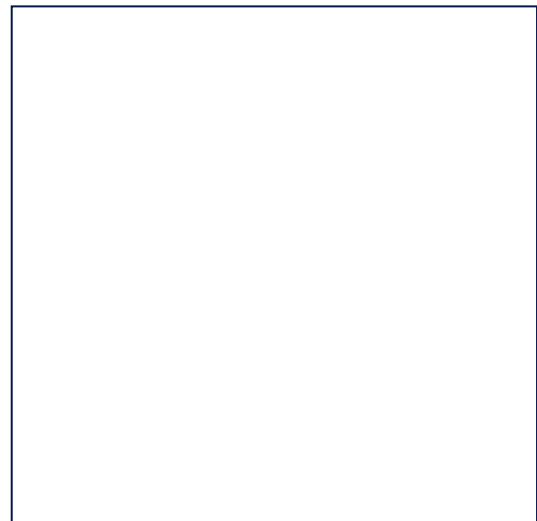
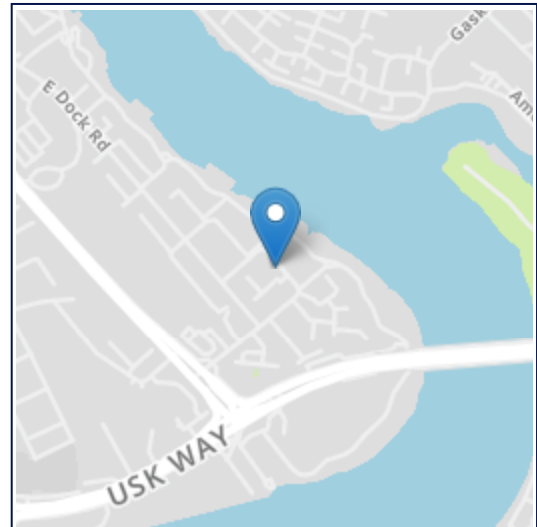


GROUND FLOOR 420.19 sq. ft.  
( 39.04 sq. m. )



TOTAL FLOOR AREA: 420.19 sq. ft. ( 39.04 sq. m. ) approx.

Whilst every effort has been made to ensure the accuracy of the floorplan compared here, measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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